

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Chester County

State: PA

PJ's Total HOME Allocation Received: \$16,045,120

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	29		
Program Progress:							
% of Funds Committed	100.00 %	96.16 %	1	94.94 %	100	100	
% of Funds Disbursed	92.38 %	89.58 %	8	84.35 %	86	82	
Leveraging Ratio for Rental Activities	3.67	4.85	18	4.59	36	43	
% of Completed Rental Disbursements to All Rental Commitments***	94.52 %	93.20 %	20	81.38 %	56	49	
% of Completed CHDO Disbursements to All CHDO Reservations***	73.40 %	70.00 %	16	68.05 %	52	51	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.77 %	82.54 %	23	79.65 %	20	21	
% of 0-30% AMI Renters to All Renters***	19.38 %	37.52 %	24	44.76 %	7	11	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.38 %	98.38 %	23	94.31 %	31	32	
Overall Ranking:				In State:	21 / 29	Nationally:	44 46
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$24,610	\$19,397		\$25,245	325 Units	49.50 %	
Homebuyer Unit	\$9,556	\$15,437		\$14,395	316 Units	48.20 %	
Homeowner-Rehab Unit	\$11,194	\$15,829		\$20,186	15 Units	2.30 %	
TBRA Unit	\$0	\$5,779		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$87,219	\$2,591	\$12,899
State:*	\$96,557	\$35,942	\$15,897
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 3.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	36.5	53.7	46.7	0.0
Black/African American:	57.4	26.3	53.3	0.0
Asian:	0.0	0.3	0.0	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	0.0
Asian/Pacific Islander:	0.3	1.0	0.0	0.0

ETHNICITY:

Hispanic	5.8	18.1	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	53.5	22.5	40.0	0.0
2 Persons:	21.9	28.9	20.0	0.0
3 Persons:	14.2	15.9	13.3	0.0
4 Persons:	6.1	20.3	26.7	0.0
5 Persons:	1.9	7.6	0.0	0.0
6 Persons:	1.6	3.2	0.0	0.0
7 Persons:	0.0	1.0	0.0	0.0
8 or more Persons:	0.0	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.0	23.5	6.7	0.0
Elderly:	33.2	1.0	46.7	0.0
Related/Single Parent:	24.2	45.1	20.0	0.0
Related/Two Parent:	6.5	25.1	26.7	0.0
Other:	4.5	5.4	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	41.3	0.0 [#]
HOME TBRA:	0.3	
Other:	8.4	
No Assistance:	49.4	

of Section 504 Compliant Units / Completed Units Since 2001 21

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester County

State: PA

Group Rank: 44
(Percentile)

State Rank: 21 / 29 PJs

Overall Rank: 46
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	94.52	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	73.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.77	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	95.38	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.08	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



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